

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**MINUTES FROM THE BOARD OF COMMISSIONERS  
REGULAR MEETING – 7:00 PM  
November 10, 2010**

The Public Meeting of the Salisbury Township Board of Commissioners was held on the above date in the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

**Members attending:**

James Brown, President  
Robert Martucci, Jr., Vice President-EXCUSED  
Norma Cusick, President Pro-Tempore  
James Seagreaves  
Joanne Ackerman

**Staff attending:**

Randy Soriano, Township Manager  
Cathy Bonaskiewich, Assistant Township Manager/Finance Director  
John Andreas, Director of Public Works  
Allen Stiles, Chief of Police  
Cynthia Sopka, Director of Planning & Zoning  
John Ashley, Esquire, Township Solicitor  
David Tetteimer, representative of Township Engineer, Keystone Consulting Engineers

**CALL TO ORDER**

President Brown called the meeting to order at 7:00 P.M.

**PLEDGE OF ALLEGIANCE FOLLOWED.**

**NOTIFICATION**

Mr. Soriano informed the attendees that all sessions of the Salisbury Township Board of Commissioners regular meetings are electronically recorded for the purpose of taking the Minutes. All public comments on agenda items would be taken prior to the vote. All public comments related to non-agenda items will be taken after the agenda has been satisfied.

Mr. Soriano announced that the Township records the meetings and archives its tapes and are available pursuant the Right-to-Know Law, if requested.

Mr. Soriano reminded everyone of the 3-minute rule and asked that everyone who wishes to speak to come to the podium, sign in, announce themselves and speak clearly in the microphone.

**APPROVAL BILLS PAYABLES**

**Motion by Commissioner Cusick, seconded by Commissioner Ackerman, to approve the list of Bills Payable for the period 10/23/2010 through 11/05/2010.**

**Roll Call:**

COMMISSIONER ACKERMAN -YES  
COMMISSIONER SEAGREAVES-YES  
COMMISSIONER MARTUCCI-ABSENT  
COMMISSIONER CUSICK-YES  
COMMISSIONER BROWN-YES

**The Motion passed by 4-0**

**MINUTES**

**October 28, 2010**

Commissioner Brown declared the October 28, 2010 Board of Commissioners Regular Meeting Minutes approved as presented.

**OLD BUSINESS**

None

**NEW BUSINESS**

**ORDINANCES**

None

**RESOLUTIONS**

None

**MOTIONS**

**Presentation of a Sketch Plan by St. Luke's Health Network-Riverside Drive Dedication.**

Mr. Soriano noted that Township Engineer, Dave Tetteimer, who will be presenting the sketch plan on behalf of St. Luke's Hospital, will excuse himself. The Township will be represented by

the alternate Township Engineer, Jill Smith, P.E. Ms. Smith was seated. Mr. Soriano acknowledged the presence of Attorney Joseph Bubba and Anita Kingsbauer, St. Luke's Hospital, who along with their Engineer, Dave Tettermer, will address the Board on a proposed subdivision of Riverside Drive and conceptual dedication of Riverside Drive as a public road.

Attorney Bubba read from his letter dated November 5, 2010. He outlined some of the benefits if Riverside Drive was made a public road:

- safety
- clarification of the uses and users of the road
- increased property values (because of the creation of public frontage instead of a long, private driveway)
- enhanced access to parks and rivers
- access for police and fire personnel in the event of an emergency
- improvement of an inadequate and antiquated roadway system
- improved access to the hospital in Fountain Hill
- provide emergency evacuation route
- enhanced access to Lehigh County Correctional Facility.

Attorney Bubba also noted that St. Luke's is absorbing almost the entire cost of the project.

Mr. Tettermer presented information on the details of the Western access of the road. He noted that they are looking to subdivide an approximate one acre area of Walking Purchase Park and combine it with property that they are obtaining through Norfolk Southern to become the new right-of-way of the road. Mr. Tettermer stated that in order to follow through with the subdivision, they need to get approval from Salisbury Township, the City of Allentown, and from Lehigh County. They will then send it to the State for a transfer of property agreement. He noted that Federal money is used for the project and that St. Luke's is paying for all of the construction.

Commissioner Ackerman questioned the use of the road. Mr. Tettermer stated that the entire road will be open to the public. Commissioner Ackerman asked who will maintain the road. Mr. Tettermer stated that if it becomes a public road, the Township would be responsible for the maintenance. He also noted that there may be some inter-municipal agreements between Fountain Hill, the City of Bethlehem or even the County because the County currently maintains Riverside Drive.

Commissioner Cusick noted that Riverside Drive is in bad condition and has heavy duty traffic traveling on the road. She expressed concern that if there is no agreement reached, the Township has to take responsibility for a public piece of land. Commissioner Cusick also expressed concern about maintaining and plowing the road because the Public Works Department would have to go from Salisbury through Fountain Hill and through Bethlehem to get there.

Commissioner Cusick questioned what benefit would come to the residents. Mr. Tetteimer stated that they are not asking the Township to take ownership of Riverside Drive as the way it exists now. He commented that it will be a much improved road with lighting and landscaping.

Commissioner Cusick questioned if the Board is supposed to make any formal decisions tonight. Mr. Tetteimer stated that they are trying to conceptually find out what the Commissioners' thoughts are at this point.

Attorney Bubba stated that it is his opinion that even if Riverside Drive became a public road and Salisbury had the cost of maintenance, the Township would have the ability to match the cost with Federal tax dollars. He commented that it is still a benefit because of access to the park and liability issues with the way the road is now.

Commissioner Brown inquired as to the effect of making this a public road on the proposed Detoxification Facility. Attorney Bubba commented that the access to the facility would be better because it will be a lit, 34 foot roadway. Commissioner Brown expressed concerns about making the roadway more conducive to the building of the Detox Facility.

Chief Stiles stated that it would be beneficial to the Police Department for the Board to accept dedication of the road. He explained that it would improve their response time and safety with a wider and lit road. He noted that currently, there is no good way to get to the Correctional Facility in case of an emergency.

Commissioner Cusick questioned what the next step is for St. Luke's. Attorney Bubba stated that he prefers to come to the Board on the conceptual issue and then proceed with the Planning Commission.

The Board made no formal decision on this matter and will wait for additional information on issues that were brought up by the members in better understanding of the role that Salisbury Township would have on this request.

**Motion to consider Payment No. 7 to Schlouch Inc. in the amount of \$20,498.54 for the Lindberg Tennis Court Reconstruction Project.**

Mr. Soriano stated that this payment represents mobilization and furnishing and installation of posts, nets for the court. Balance retained of \$9,940.84 represents 7% of the total contract price of \$142,011.96. Close out will follow with posting of Maintenance Agreement and Bond.

Both the Engineer and Public Works Director expressed their satisfaction with the work performed.

**Motion by Commissioner Cusick, seconded by Commissioner Ackerman, to approve Payment No. 7 to Schlouch Inc. in the amount of \$20,498.54 for the Lindberg Tennis Court Reconstruction Project.**

**Roll Call:**

COMMISSIONER ACKERMAN -YES  
COMMISSIONER SEAGREAVES-YES  
COMMISSIONER MARTUCCI-ABSENT  
COMMISSIONER CUSICK-YES  
COMMISSIONER BROWN-YES

**The Motion passed by 4-0**

**Motion to authorize the Township Engineer to proceed with a final inspection for the Cedar Crest Bible Fellowship Church Land Development pursuant to the Township SALDO in order to commence the maintenance period for the improvements.**

Mr. Soriano noted that SALDO requires that the developer submit a formal letter to the governing body to start this action. A letter was received and the Board needs to act on it.

**Motion by Commissioner Cusick, seconded by Commissioner Seagreaves, to authorize the Township Engineer to proceed with a Final Inspection for Cedar Crest Bible Fellowship Church Land Development.**

**Roll Call:**

COMMISSIONER ACKERMAN -YES  
COMMISSIONER SEAGREAVES-YES  
COMMISSIONER MARTUCCI-ABSENT  
COMMISSIONER CUSICK-YES  
COMMISSIONER BROWN-YES

**The Motion passed by 4-0**


**Motion to accept with regret the resignation of Richard Niesenbaum from the Environmental Advisory Council.**

Mr. Soriano read into the record a letter of resignation received from Dr. Richard Niesenbaum, who serves on the Environmental Advisory Council.

*Dear Mr. Soriano:*

*It is with regret that I inform you of my resignation from the Salisbury Township Environmental Advisory Council (STEAC). I enjoyed my year of service, and I hope that the STEAC and the Township benefited from my input. Unfortunately, due to increased family commitments, I will not be able to continue regular service on the Advisory Council. I do admire the work of the STEAC and would like to continue to contribute in an advisory capacity. Please let me know if such a need should occur.*

*Sincerely,*



*Richard A. Niesenbaum Ph.D.*

Mr. Soriano noted that a replacement should be from Ward 5 unless no one would be willing to serve and in that case the replacement could be at large. Commissioner Ackerman noted that she knows a resident who would be interested in the position.

**Motion by Commissioner Cusick, seconded by Commissioner Ackerman, to accept with regret the resignation of Richard Niesenbaum.**

**Roll Call:**

COMMISSIONER ACKERMAN -YES  
COMMISSIONER SEAGREAVES-YES  
COMMISSIONER MARTUCCI-ABSENT  
COMMISSIONER CUSICK-YES  
COMMISSIONER BROWN-YES

**The Motion passed by 4-0**

### **COURTESY OF THE FLOOR**

Commissioner Cusick commented that she would like the local newspapers to let the residents know of the recent burglaries in the Township. Chief Stiles stated that the Salisbury Press has been running the notices, but he is not sure why the Morning Call does not. He noted that the information is available on their website, as well as Facebook and Twitter.

Chief stated that burglaries have also been a problem in South Whitehall and Allentown, and none of the perpetrators have been caught. He noted that there are some indications that it may be the same group, but there is not a lot of evidence. Chief provided some tips for residents:

- keep rear lights on
- make sure your house looks lived in at all times by leaving lights on and/or the radio playing
- make sure you have good locks, especially on back doors
- make sure neighbors know when you are away so they can keep a watchful eye

Chief commented that any time anyone sees something suspicious, even if it is someone trying to sell something, residents should call the Department immediately. He also noted that they have a tip line available by phone as well as on their website.

Commissioner Brown stated that Saturday, November 13<sup>th</sup>, 2010 is the clean-up event for Walking Purchase Park. Commissioner Brown also reminded everyone that the next meeting is scheduled for Tuesday, November 23<sup>rd</sup>, 2010, due to the Thanksgiving Day holiday.

### **ADJOURNMENT**

Commissioner Cusick made a Motion to adjourn the Meeting. Seconded by Commissioner Seagreaves. The time was 8:35 p.m.